

**TOM D. FRANANO, ET UX
GRANTOR(S)**

STATE MS.-DESOTO CO.
FILED

DEC 23 10 39 AM '02

TO

BK 434 PG 512
W.E. DAVIS CH. CLK.

WARRANTY DEED

**A. D. FOSTER, ET UX
GRANTEE(S)**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, the undersigned Grantors, **TOM D. FRANANO and wife, BARBABRA A. FRANANO**, do hereby sell, convey and warrant unto **A. D. FOSTER and wife, MARY E. FOSTER**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 12, Section C, Davall Hills Subdivision, s situated in Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat recorded in Plat Book 27, Page 50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2002 shall be prorated among the parties.

By way of explanation, the Grantor herein acquired title to subject property as a joint tenant with full right of survivorship and not as tenants in common with Tom D. Franano and wife, Barbara A. Franano and Billie L. Norton, who passed away on April

13, 1997, a copy of the death certificate is available on file with the Department of Vital Records, Jackson, Mississippi.

WITNESS OUR SIGNATURES this the 16th day of December, 2002.

TOM D. FRANANO
TOM D. FRANANO

BARBARA A. FRANANO
BARBARA A. FRANANO

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, TOM D. FRANANO and BARBARA A. FRANANO, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 16th day of December, 2002.

Cordy R. White
NOTARY PUBLIC

Notary Public State of Mississippi At Large
My Commission Expires: August 23, 2003
Bonded Thru Helden, Brooks & Garland, Inc.

My Commission Expires:

ADDRESS OF GRANTORS:

5540 GOODMAN RD.
OLIVE BRANCH, MS 38654
Home: 662-895-6389
Work: N/A

ADDRESS OF GRANTEEES:

4075 DAVALL
OLIVE BRANCH, MS 38654
Home: 901-794-2281
Work: N/A

PREPARED BY AND RETURN TO:
WILLIAM W. BALLARD, ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536

FILE # S10651